



*John Caldwell*

*Aug<sup>r</sup> 1824*

# INFORMATION

RELATIVE TO THE

## CANADIAN COMPANY.

LONDON :

PRINTED BY W. MARCHANT, INGRAM-COURT,  
FENCHURCH-STREET.

1824.

728241

INFORMATION

INFORMATION

DEPARTMENT OF THE INTERIOR

CANADIAN COMPANY

146367

# **INFORMATION**

**RELATIVE TO THE**

## **CANADIAN COMPANY.**

---

It is proposed, after giving a slight sketch of the present state of Upper Canada, briefly to point out the benefits to be derived from the establishment of a Company, for the purchase of the Crown and Clergy reserves in that province.

Upper Canada, to which these observations particularly refer, has been thus described:—

“ The province of Upper Canada is situated upon the north side of the river St. Laurence, Lake Ontario, Lake Erie, Lake Huron, Lake Superior, Lake of the Woods, &c. and from

thence upon a line undefined to the Pacific Ocean.

“ From Lower Canada, along this inland navigation, which is so singularly convenient, beautiful, and extensive, to the extremity of Lake Superior, is a length of about thirteen hundred and fifty miles, of an almost uninterrupted continuation of a fine fertile soil ; and, in every respect, a most delightful country ; a very considerable proportion of this extent, however, is still unsettled. The settlements, at present, only extend to Detroit, which is situate between Lake Erie and Lake Huron, being a distance of about five hundred and fifty miles from the border of Lower Canada ; but the fine climate, the superiority of the soil, and the conveniences and advantages of local situation, are such that the settlements are extending upwards very rapidly.”\*

Since the late American war, the whole of this fine province has been in a state of languor and depression. This appears to have been owing to the following causes :—

\* Anderson's Canada.

1st. During that war the settlers were obliged to leave their peaceful occupations, and take up arms in defence of their families and their possessions; they had literally to fight *pro aris et focis*. In consequence, their agricultural labours were suspended, and their farms neglected. In addition to this, in many instances, their houses and properties were attacked, plundered, and laid waste; and, when peace allowed them to return to their labours, many found themselves quite destitute of the means of resuming them with any effect.

2d. The stagnation in the demand for and the consequent depreciation in the price of agricultural produce which ensued after peace, not only in America, but all over the civilized world, cramped their energies and exertions, and prevented them from effecting what their local advantages might otherwise have enabled them to accomplish.

3d. The great delay which has taken place in their obtaining a compensation from the mother-country, for the actual damages they had sustained during the war;—the poverty of a great



proportion of the people, and their distance from the seat of government, prevented, for a long time, their employing an agent here, or getting their claims put into a form that could be recognised or taken notice of by his Majesty's Ministers. At length that was effected, and the documents were laid before Government, who immediately appointed Commissioners to investigate the claims. Above £200,000 in amount have already been allowed, and arrangements made to pay them, so that this money will soon be distributed in the Colony.

4th. The existence of the Crown and Clergy reserves has been, universally and uniformly, given as one great cause of the little improvement the Colony has made of late years.\*

5th. The mode in which fresh settlers have been introduced into the Colony has also been

\* In all the late works upon Canada this has been reverted to, and it has been still more particularly noticed in the statistical reports which were made by the principal inhabitants of the different townships a few years ago, (extracts from these will be found in the Appendix;) and above all, in the Reports of Legislative Committees appointed to inquire into the state of the Crown Lands.

greatly against its progress. Instead of locating them upon the lands in the neighbourhood of the old colonists, they have been sent to form fresh settlements in distant quarters. By thus scattering the population over a vast extent of country, the physical strength of the Colony has been much weakened, and the new settlers have been subjected to great inconveniences and distress, and their progress much impeded.

After arriving at Quebec, and then undergoing a passage up the river, frequently both tedious and expensive, the emigrants find themselves, upon their arrival in the upper province, under the necessity of making a land-journey of 50 to 100 miles, on roads scarcely formed; over which they have not only to convey themselves and their families and baggage, but also all the provisions, clothing, farming utensils, and implements they require, nothing of the kind being to be found among the wilds they are to inhabit. On arriving at the place of their final destination, they find themselves in a wilderness, with every thing to be done, land to be cleared, houses to be built, roads to be made; and, while all



this is doing, provisions and every thing wanted have to be brought from a great distance, and at a very great expense. Even with all these inconveniences, and under all these discouraging circumstances, such are the natural advantages of the country that above 10,000 emigrants annually repair to it.

The proposed Company will make a wonderful alteration in a country so gifted and so circumstanced.

1st. It will throw into the country that stimulus which alone is wanting—*capital*.

2d. It will direct the tide of emigration into an incomparably more beneficial and useful channel.

3d. The certainty of finding immediate employment, and that in cultivated districts, without having to go into the wilds for it, will attract a greater number of emigrants into the Colony.

4th. The settling of these upon lands partly cleared and built on will much sooner call their energies into action, and will enable them to make a much quicker progress towards independence and wealth.

5th. The extra demand for agricultural produce will encourage the old settlers to increased exertions, and the employment that will be given to them in clearing the lands will enable them to become purchasers themselves of many of the lots.

6th. The attention of small capitalists in this country will be attracted to the Colony. There are at present in Great Britain a number of persons of small fortune who, since the fall in the value of money, and the difficulty of employing it to advantage, are at a loss to support themselves and families, and have, therefore, been looking out for countries to emigrate to. As matters have hitherto been conducted, however, no one of that description would ever entertain an idea of going to Canada to place himself and family in a wilderness, at a distance from all habitations, with no neighbours but the wild beasts of the forests, out of reach of a church, and equally so of a market, either for the disposal of his surplus produce or the purchase of the necessaries he may require; but inform such a man that he may purchase, at a very moderate rate, a lot of rich and fertile land,

free of tithes and poor-rates, with little or no taxes, situated in a cultivated district, with neighbours on each hand, and where a very little labour will open a communication with both church and market, and he will immediately think of going to such a quarter.\*

7th. The capital of the Company, and its

\* That this is no fanciful idea will distinctly appear from the following facts. In the year 1822, a Mr. Nathaniel Ward came over from Ohio to Glasgow, where he published a small pamphlet, setting forth that he had numerous tracts of valuable farming lands, in the several counties of the State of Ohio, which he was willing to dispose of in lots, from 40 up to 3,000 acres, at from 9s. to 42s. per acre in the wood, according to quality and location. The consequence of this was, that twenty individuals in Glasgow formed themselves into an association, which they chose to call the "Glasgow Ohio Company," and purchased from him a site for a town and the territory around it, consisting of 2,760 acres, for which they paid him £3,350, and they immediately sent a Committee out to take possession. A Report from that Committee, narrating their proceedings, has lately been published and circulated in Glasgow, inviting others to settle on these lands. Now, the land on the Ohio State is in general no better, if so good, as that in Upper Canada, and the climate is decidedly worse, especially for people from a colder country, it being so extremely hot and, at times, damp and wet, that the ague-fever is almost universal on the Ohio, while in Upper Canada it is scarcely known.

power of acting will enable it to do more in ten years, than could be effected by individuals in half a century.

If such be the results that will flow from the operations of this Company, its gains will be in proportion. The value of the lands will rise very considerably, in a short time it will be doubled, tripled, quadrupled. Before the war, it was calculated that the price of land doubled every five years. Since the peace, it has, for the reasons given, been almost stationary; but it will now rise rapidly.

It would be doing great injustice, however, to the highly respectable gentlemen who have already come forward in support of this measure, or to those who may be expected to do so, to suppose that they would confine their views of the benefits to be derived from it to pecuniary ones, without taking at all into consideration the political, which it is conceived will be still greater and more brilliant.

1st. By filling up the blanks in the old settlements, the population will be concentrated, and

the physical strength of the Colony greatly augmented.

2d. By the stimulus given to cultivation of all kinds, the productions of the Colony will be proportionally increased, and consequently its riches, so that it will soon be able to relieve the mother-country from a part, and in time from the whole expenses of the administration of both provinces.

3d. The increased population along the line of the river St. Lawrence and the lakes, where the old settlements principally lie, will multiply the natural means of defence, and, by augmenting the militia, will do away with the necessity of keeping a large military force in the country, and so save in that expense also.

4th. The increase in population and wealth will create an increased demand for the manufactures of the mother-country.

5th. The same causes will increase the exports from the province; and it is calculated that it may soon be able to supply Great Britain with all the lumber, flax, hemp, &c. she may require, and thus prevent her from being

under the necessity of supplying for those articles to the countries of the Baltic, the governments of which are taking such pains to exclude her manufactures and produce from their ports.\*

6th. A more certain, easy, and beneficial channel will be opened to relieve that redundancy of population, under which this country has been labouring for some years past, than any that has yet been offered, and a considerable annual expense will, in a great measure, be saved to Government; while, at the same time, the emigrants will be much better provided for.

It has been thought necessary to submit these hasty sketches, because very little is known respecting Upper Canada.

And to show that there is no exaggeration in what has been stated, a few extracts from different works published on that country, together with some original communications, are subjoined.

\* It may be remarked, that one of the objections made to Canada (that she is frost bound half the year) is equally applicable to those northern countries, with whom, however, Great Britain has carried on for centuries a very great trade, without experiencing inconvenience from that circumstance.



I  
v  
a  
o  
u  
p  
a  
th  
a  
a  
o  
d  
ev  
pr  
of  
ki  
ge

## APPENDIX.

### *Extracts from Books of Travels and Private Communications.*

---

#### GENERAL DESCRIPTION.

FROM St. Ann's, upwards, to the border of Upper Canada, which is about sixty miles above Montreal, being a length of about one hundred and seventy-five miles upon both sides of the St. Lawrence; and from the border of Lower Canada, upwards, to the extremity of the settlements of the upper province at Detroit, being an extent of about five hundred and fifty miles upon the north banks of the St. Lawrence and the lakes, makes, from St. Ann's, upwards, a length of about seven hundred and twenty-five miles of a beautiful and level country. The general characteristics of the face of the country, throughout this vast extent, afford but little diversity in point of appearance. The kinds of soil, however, consist of considerable variety; but that which mostly prevails is a strong deep loam, which in many parts consists of a mixture of rich blue clay and friable earth. This is a kind of soil which, in whatever country it is found, generally constitutes that of the best quality.

A large proportion of this vast extent of country is of the first-rate quality, and the average of the whole may be said to be excellent.

Reckoning to the depth of about fifty miles from the St. Lawrence and the lakes, (which depth would include all the land yet granted by the British government,) perhaps there is scarcely to be found, either in Europe or America, a tract of country equal to this in extent, which comparatively contains so large a proportion of a first-rate quality of land; and certainly there is not in any other part of the United States, excepting Louisiana, and other parts upon the west side of the Allegany mountains, and upon the banks of the St. Lawrence and its lakes, an equal territory, wherein even one-third of the first-rate soil would be found. Indeed, in many parts of this vast country, there are occasionally to be found uninterrupted tracts of land of a first quality, even to the extent of a hundred miles in length; whereas, in most countries, one-third of that extent of an uninterrupted range of such quality is rarely to be met with.—*Anderson*.

Nature has, probably, done more for Upper Canada than for any other tract of country of equal extent; and Art seems to conduct herself upon the modest principle that it would be an act of unpardonable presumption in her to attempt the further improvement of a country so greatly indebted to the kind indulgence of her elder sister. Here is the fairest field for the exercise of human industry and ingenuity;—a soil not only capable of producing in abundance all the necessities of life, but equal to the culture of its greatest luxuries!—a climate not only favourable to the human constitution, but, also, eminently calculated for the cultivation of every species of grain and fruit. And yet, so great is the delusion under which many Europeans still labour with respect to the real character of this fine country,

that most of those who have not seen it compare it, in imagination, with the deserts of Siberia, and receive all that travellers relate in its favour with no more candour than can be expected from persons who evince no wish to be undeceived. Its real advantages, however, are now becoming so well appreciated by the inhabitants of Great Britain, that, on a moderate calculation, it annually receives an accession of eight thousand European settlers, in addition to those who pass over from the American confines.—*E. A. Talbot, on Canada, just published.*

In most parts of the world, and even in the United States, a most erroneous opinion has been formed of the climate of Canada. So strong is the force of prejudice, that the word Canada suggests the idea of a country bound up with ice, covered with snow, and desolated with perpetual winter. Now, on the contrary, the climate, particularly that of Upper Canada, is a very fine one. In the winter, indeed, there is a great deal of cold; but then it is a pure clear cold, that enables a person, who is well clad, to take a great deal of agreeable exercise in the open air, uninterrupted by thaws or wet. There is no Spring, but a Summer of intense heat comes on at once. On the sixth of June, at the Falls of the Niagara, my pocket thermometer stood at 84° in the shade, and in the sun the heat was nearly insupportable. On the same day I saw two humming birds on the Canadian side of the river. This, which was only the commencement of the hot weather, may give some idea of the heat in July and August.

I should consider both New York and Canada far preferable to the Prairies of the West, not only on account of proximity to markets, but because the climate is incomparably more healthy. So strongly am I persuaded of this, that I would rather possess a farm of 200 acres in the Western part of the State of New York or in Upper Ca-

nada, then one of three times the extent in Indiana, Illinois, or Missouri.—*An Excursion through the United States and Canada, just published.*

### CLIMATE, WINDS, &c.

By climate, is not intended the situation of the province in reference to degrees of latitude, but the general temperature of the air. This is, in some measure, affected by the winds, which, also, are influenced by the configuration of the country into mountains, valleys, beds of rivers, &c.

The prevailing winds of Upper Canada are the south-west, the north-east, and the north-west. In summer the wind blows two-thirds of the time down stream, that is from the south-west. As it passes over the lakes the air collects a moisture, which excites an unpleasant sensation. In spring and autumn this wind is sometimes quite uncomfortable. However, compared with the north-east and north-west, it is generally moderate. The north-east is damp and chilly, but not to such a degree as at Boston and other places on the Atlantic board. The longest storms of rain and the deepest fall of snow are usually accompanied by easterly winds. The north-west, which is most frequent in winter, is dry, cold, and elastic. The south-east is soft, thawy, and rainy. The wind blows less frequently from the west and south, and still more seldom from due north.

Almost every day in the summer, especially when the wind blows from the south-west, it rises about nine or ten o'clock in the forenoon, and continues to increase in strength till towards evening, when it gradually lulls away.

This ordinary state of the winds is conformable to the shape of the country. Upper Canada is generally level,

much more so than the adjacent states of Vermont and New York. The broad valley which extends from the lower province along the St. Lawrence, around Ontario and Erie, and thence over to the Ohio, is not interrupted by one single mountain. The descent of 300 feet from the plain of Erie to that of Ontario is not such an interruption. Eastward of the Ohio, the Alleghanian chain from the south stretches up into the state of New York; and south-east of Ontario in the American states, there is a range of highlands, spreading from the Black River towards Lake Champlain. On that elevated ground about the Black River, the snow is commonly deeper, and the cold more severe than on the north side of Lake Ontario.

The south-west wind, which sweeps this country, is a continuation of the vast ethereal stream impelled from the Gulf of Mexico, along the basin of the Mississippi, the Ohio, the lakes, and their rivers, to the Gulf of St. Lawrence; coming from a warm region it imparts warmth to the climate as it passes. On the Mississippi side of the Alleghanies the air is generally considered to be warmer by two or three degrees of latitude than on the Atlantic side. Some natural cause, probably the same, produces a similar, perhaps not equal, effect on the climate of Upper Canada, where the fact has been philosophically determined by an accurate series of thermometrical observations, that the cold is less severe than it is in corresponding degrees of latitude in Massachusetts, New Hampshire, and Vermont. This is the uniform declaration of inhabitants, who, from their own residence in both situations, are qualified to form a just comparison. Gentlemen settled on the Bay of Quinte, who once resided in the state of New York, have assured me, that the climate of their present residence is not colder than that of Albany. A similar assurance was expressed by an observing inhabitant of Windham, in the county of Norfolk,



who formerly lived in Dutchess county, in the state of New York, and who thinks there is no material difference in the temperature of those two places. Many of the settlers in the vicinity of Niagara, and at the head of Lake Ontario, emigrated from New Jersey. By conversing with a number of them, men of intelligence and observation, I found it to be their opinion, that they enjoy as mild a climate as they did before their emigration, notwithstanding the difference of more than two degrees of latitude. Such appears to be the concurring testimony of those inhabitants, who have had sufficient personal opportunities of comparing the climate of this interior with that of the Atlantic states, which, although corresponding with the eastern shores of Asia, in respect to cold and heat, are known to be colder than the same parallels in the west of Europe.

The land-crab, an animal of warm climates, is seen upon the north shores of Lake Erie.

It is the belief of the inhabitants here, that their winters are less rigorous and snowy than they were when the province was first settled. A snow which fell in February, 1811, about two feet and three inches deep, was every where spoken of as remarkable for its depth.

Snows are not so liable to drift here as in the more hilly districts of New England; nor so much exposed to the thawing influence of south-eastern winds as in places nearer the sea-board. Yet sleighing, although a pleasant mode of travelling, and very convenient for transportation, especially when summer roads are new and incomplete, is subject to too much uncertainty from the fluctuations of weather, to be safely depended upon, even here, for distant journeys.

The climate of Upper Canada is favourable to health and longevity. At the first settlement, indeed, in common with all new countries, this was afflicted with the fevers incident

to that stage of cultivation; but those effects ceased with their cause, and the country is now very healthy. This opinion is founded upon the information of medical gentlemen and others, confirmed by observation and my own personal experience. I have found travelling and residing in it to be salutary and restorative to a feeble constitution.—*Gourlay*.

The general character of the climate of Upper Canada may be designated as warm and good; but these two characteristics vary under particular circumstances, and exist in proportions somewhat unequal.

From the eastern boundary of the province to Kingston, and between the St. Lawrence and Ottawas rivers, its proportion of warmth is least; from Kingston to the head (or north-western border) of Lake Ontario, and southward of the line of small lakes and rivers which intersect the country between Lake Ontario and the Ottawas, the proportion of warmth is somewhat greater. From the head of Ontario to Port Talbot on Lake Erie, including the Niagara district, the warmth increases; and its greatest degree is from Port Talbot to the Detroit and St. Clair rivers. The western extremity, as it has permanently a greater proportion of heat, so may it, perhaps, in very hot and dry seasons, be a shade less healthy than the other parts of the province. Such seemed to be the case in the summer of 1819, when a degree and a continuance of warmth was experienced, greater than had been known for the preceding twenty years: and when, amidst the universal sickliness which prevailed in both provinces, that of the western district of the upper province seemed somewhat to preponderate.

Perhaps, however, it would be impossible more strongly to characterise the general salubrity of the climate than by recording the fact, that in a season, wherein arose such an extraordinary concurrence of unhealthy influences, as those

which took place in that summer; and when a similar parallel of latitude in the United States was visited with that dreadful disease, which is commonly called the yellow fever, Upper Canada, including its western district, experienced only a fever of a mild and totally non-infectious type, tedious, indeed, and perplexing, but, generally speaking, very far from dangerous.—Stewart.

### SOILS, STONES, MINERALS, &c.

Upper Canada is the most fertile British province in America. It contains a variety of soils, but that which predominates is composed of brown clay and loam, with a small portion of marl intermixed. This compound species of soil, in various proportions of the component parts, prevails in the eastern, Johnstown, Midland, and Niagara districts, not, however, without some exceptions. Around the Bay of Quinte it is more clayey, especially near the lake shore, where it resembles the soil of the country about Lancaster, in Pennsylvania, and is rich and productive.

Throughout these districts, generally, it rests on a bed of limestone, which lies in horizontal strata, a few feet beneath the surface; and, in some places, rises to the surface of the ground. In colour, this stone is of different shades of blue, interspersed with grains of white quartz; it is used for building, and is manufactured into excellent lime by an easy process of calcination. It also enriches and invigorates the soil.

The limestone of Niagara district differs from the rest, both in colour and quality, being gray, and not so easily calcined into lime.

The front of Newcastle district is of a rich black soil. At some distance back, towards the Rice Lake, there is a sandy plain.

A number of townships in the east riding of York, and

the land on the Ouse, or Grand river, and the Thames, resembles the front of Newcastle, in respect to soil.

At York, and thence through Yonge-street, the soil is fertile, but stones are so scarce that there is a want of them for common uses. There is likewise a scarcity of stones in several townships bordering upon Lakes Erie and Sinclair, and the Detroit.

Barton, Ancaster, and other places around the head of Lake Ontario, are a light sandy soil; so is a considerable tract near the shore of Lake Erie.

Notwithstanding the predominance of calcareous stones, there are other kinds, as granite and sandstone; but not in so large quantities, except in the north-western regions, where Mr. M'Kenzie says granite abounds.

In the Indian land, opposite to the Delaware township, on the river Thames, there is a quarry of soft freestone, of a dark colour, very useful for buildings. It extends a quarter of a mile on the bank of the river; the Indians hew it out in long blocks with their axes; it will not endure the heat of fire.

Near the Gananequi Lake there is found a soft stone, of a smooth oily surface; it is called soap-stone, and is useful for inkstands and various other utensils.

Gypsum is obtained in large quantities in Wilson's township (now Dumfries), on the Grand river, north of Dundas-street. A gentleman, accustomed to the use of that of New Brunswick, has examined and used this, and pronounces it to be equally good for purposes of manufacture or manure. In a new country manures are less needed, and, therefore, less valued than in districts of old worn-out land. But plaster will, probably, be an article of value even here, as it has long been in places of similar soil in Pennsylvania, and has begun to be in the western parts of the state of New York.

Marle abounds, more or less, in every district of the province. It is of different colours in different places; that of Woodhouse and Charlotteville, near Long Point, is of a bluish, or lead colour.

Clay, proper for bricks, is frequent; and some of it is of a quality suitable for potter's ware; there is a large mass of that description in a marsh in Ernest town; it is blue, and unmixed with other substances.

Pipe-clay, of a good quality, is found at Burlington Heights.

In the township of Rodney there is a bed of that species of fine calcareous earth, which is known in commerce by the name of whiting, or Spanish white, and which is used in painting, and for putty, and in the manufacture of fine wares.

Brick buildings, however, have not become common; and but little potter's ware, coarse or fine, is manufactured in the country.

There is plenty of iron-ore in some places, particularly in Charlotteville, about eight miles from Lake Erie. It is of that description which is denominated shot-ore, a medium between what is called mountain-ore and bog-ore; the iron made of it is of a superior quality.

Black lead is found on the shores of the Gananoqui Lake, and in some other places, chiefly in the eastern section of the province.

Yellow ochre is dug up in Gananoqui, and in the township of Ernest town.—*Gourlay*.

The surface, to the depth of several inches, is composed almost entirely of decayed vegetable matter. The withered leaves, strewed by every autumn, speedily decompose and unite with the soil; and a thin layer being thus added annually, a stratum of considerable thickness is soon formed, which has hitherto been allowed, in most places, to accu-

mulate without disturbance from the plough or harrow. Fallen trees likewise add a great deal to the surface by their decomposition: they may be observed in all stages of decay, from simple rottenness to that of absolute disintegration. A soil of this description, as you may easily conceive, is rather too rich for the common purposes of agriculture; and consequently the first crops never are so good as those that follow. As a proof of its luxuriant quality, I may mention, that two fields were pointed out to me which had been cropped twenty-one years in succession, without receiving any manure whatever. That part of the soil which has been some time under cultivation presents an appearance superior to any thing of the kind I have ever seen; being formed entirely of a rich black loam resting upon a bed of clay. This combination is peculiarly adapted for agricultural purposes, as it possesses the double advantage of being easily worked, and, under proper management, not capable of exhaustion.

Indeed, were it not for the uncommon richness of the soil, which yields profusely almost without cultivation, the settlers could not obtain a subsistence from their farms until after many years occupation. In sowing wheat they use the small proportion of one bushel, and one bushel and a half, to the acre. In England, three are required. This extraordinary difference can alone be accounted for by supposing, that, in Upper Canada, the fertility of the ground causes every individual grain to germinate and come to maturity.

Notwithstanding the quantity of labour necessary in clearing a piece of land, the first crop seldom fails to afford a return more than sufficient to repay all that has been expended. The clearing, fencing, sowing, harrowing, and harvesting an acre of waste land will cost about £5:5. The produce is usually about twenty-five bushels of wheat, which, on an average, are worth £6. After the land has



been in crop, its cultivation becomes much less expensive. The cost of putting in a second crop (ploughing being then necessary), will not exceed £2 per acre, while the produce will amount to perhaps thirty-five or forty bushels; thus affording a clear profit of from £4:15 to £6:10, after £1:10, has been deducted for harvesting and threshing.—*Howison.*

### PRODUCTIONS, NATURAL AND CULTIVATED.

In 1784, the whole country was one continued forest. Some plains on the borders of Lake Erie, at the head of Lake Ontario, and in a few other places, were thinly wooded: but, in general, the land in its natural state was heavily loaded with trees; and, after clearing for more than thirty years, many wide-spread forests still defy the settler's axe.

The forest-trees most common are beech, maple, birch, elm, bass, ash, oak, pine, hickory, butter-nuts, balsam, hazel, hemlock, cherry, cedar, cypress, fir, poplar, sycamore, (vulgarly called button-wood, from its balls resembling buttons,) whitewood, willow, spruce. Of several of these kinds there are various species; and there are other trees less common. Chestnut, black walnut, and sassafras, although frequent at the head of Lake Ontario, and thence westward and southward, are scarcely to be seen on the north side of that lake and the St. Lawrence. Near the line between Kingston and Ernest Town a black walnut has been planted, and flourishes and bears nuts.

The sumach, whose leaves and berries are used for a black dye by the curriers here, and by the dyers of Manchester, and other manufacturing towns in England, grows plentifully in all parts of the country.

Elder, wild cherries, plums, thorns, gooseberries, blackberries, raspberries, grapes, and many other bushes, shrubs, and vines, abound. Wortleberries and cranberries (both

the tall and the low or viney) grow in some places, but not generally throughout the province.

The sugar-maple is common in every district; its sap, which is extracted in the spring, and from which molasses and sugar are made, is useful to the inhabitants in the early stages of their settlement, and might be rendered of more extensive and permanent use by proper attention to the preservation of the trees, the manner of tapping them, and some practical improvements in the process of reducing the sap to sugar. The wood, also, being beautifully veined and curled, is valuable for cabinet-work.

The butter-nut tree is useful for various purposes; the kernel of its nut is nutritious and agreeable to the taste. If gathered when young and tender, about the first of July, the nut makes an excellent pickle. The bark dyes a durable brown colour, and an extract from it is a mild and safe cathartic.

A healthy beer is made of the essence of spruce, and also of a decoction of its boughs.

The juniper is an evergreen, the berries of which are used here, as in Holland, in the manufacture of gin, and give to that liquor its diuretic quality.

The prickly ash is considered to possess medical virtues. A decoction of its berries, bark, or roots, is taken for rheumatic complaints.

Red cedar, being the most durable of all known woods, when exposed to the weather, is highly valued for fence-posts and other similar works. It is also a beautiful material for cabinet-work.

For a number of years past, large quantities of oak and pine timber have been annually cut on the banks of the St. Lawrence and Lake Ontario, and its bays and creeks, and floated down on rafts to the Montreal and Quebec markets for foreign exportation.

The principal fruit of Upper Canada is the apple. The various species of this most useful of fruits grow in all the districts, but most plentifully around Niagara, and thence westward to the Detroit, where they have been cultivated with emulation and success. No country in the world exceeds those parts of the province in this particular. In the north-eastern townships, orcharding has not been so much attended to, and, perhaps, the soil, although good for fruit, is not so peculiarly adapted to it. But there are many considerable orchards, most of them young, and some valuable nurseries of trees, not yet transplanted. A general taste for apples and for cider, a beverage most suitable to this climate, begins to prevail.

Peaches flourish at Niagara, and at the head of Lake Ontario, but not on the northern shore of that lake. Cherries, plums, pears, and currants, succeed in every part of the country. Strawberries grow freely in the meadow, and are cultivated with success in gardens.

Sarsaparilla, spikenard, gold thread, elecampane, lobelia, bloodroot, and ginseng, are native plants. The latter root, when dried, has a sweetish taste, similar to that of liquorice, but mixed with a degree of bitterness and some aromatic warmth. *The Chinese esteem it very highly, and it might, therefore, be a valuable article of exportation to China; but it seems to be neglected.*

Snake-root, also, is a native of this province. It is of a pungent taste, and is stimulant and sudorific. The Indians are said to apply it as a remedy for the bite of the rattlesnake, and hence its name is derived.

Spearmint, hyssop, wormwood, winter green, watercresses, pennyroyal, catnip, plantain, burdock, horehound, mother wort, mallows, and many other aromatic and medicinal plants are indigenous.

White clover springs up spontaneously as soon as the

ground is cleared; greensward, also, is spontaneous. There are several other native grasses. But red clover and most of the useful species of grass must be sown, and then they grow very well. The most common are timothy, herdsgrass, fowl meadow, and red clover. Lucerne is cultivated in some places.

The soil, however, is not so favourable to grass as to grain.

Wheat is the staple of the province. When the land was first opened, the crops of this precious grain were luxuriant. They are still plentiful, although they become less abundant as the land grows older.

Wheat that is sown as early as the first of September is found to be less liable to be winter-killed, as it is termed, than that which is later sown, the former being more firmly rooted in the ground. As this injury from the frosts of winter, or more commonly spring, is one of the principal causes of a failure of crops, it is an object of importance to the husbandman to seed his wheat-fields in good season. Some years ago, when the country was infested by that destructive insect, erroneously named the Hessian fly, it was dangerous to sow this grain early, because it was then more exposed to the ravages of the insect; but, happily, that scourge of agriculture is no longer felt here.

Other grains, such as rye, maize (here called Indian corn), pease, barley, oats, buckwheat, &c. are successfully cultivated. The township round the bay of Quente produces large harvests of pease, and generally furnish supplies of that article of provisions for the troops of the various garrisons.

Wild rice grows in marshes, and on the margin of lakes. It has even given a name to the Rice Lake, a small lake about twenty-five miles long from south-west to north-east, and four or five miles wide, in the district of New-castle, north of Hamilton and Haldimand.

Wild fowls feed and fatten on this spontaneous grain; the Indians also gather it by thrusting their canoes into the midst of it, and then beating it into the canoes with sticks. They eat it themselves, and sell it to the white inhabitants, who use it in puddings and other modes of cookery. It is rather larger than the Carolina rice, and its shell is of a dark brown colour.

The soil in all districts of the province is adapted to flax, and in some of them to hemp. Legislative encouragement has been given to the latter. Seed has been purchased and distributed gratis; a bounty has been granted to the growers of it in addition to the price they could obtain for it in the market; and at last, a liberal price, above that of the market, has been paid by government for the purchase of the hemp, on public account.

The gardens produce in abundance, melons, cucumbers, squashes, and all the esculent vegetables and roots that are planted in them. The potato, that most valuable of all roots, for the use both of man and beast, finds a congenial and productive soil.—*Gourlay*.

The whole province produces abundantly, when cultivated, every kind of British grain, and pulse or vetches; together with all the common fruits and vegetables of Britain, besides others which Britain has not so commonly.

The maize, or Indian corn, is raised in every part of it; but abundantly and securely only in the western districts. In other parts it is apt to be blighted before it comes to maturity, by the early autumnal frosts. Of course, this disaster may occur in the western districts also, if the corn be planted too late; but then it is the fault of the planting, and not of the climate.

Tobacco is also produced in every part of the province; but the western district is probably the only part where it could be advantageously cultivated to commercial extent;

and there it need have hardly any limit but the means and other views of the cultivator. It has been tried on a small scale near Amherstburgh, and has been judged equal in manufacture to any obtained from the United States.

All the British fruits, &c. are congenial to the province; but the garden gooseberry does not appear to thrive in the western district; although the gooseberry, in a wild state, is universally indigenous.

The melon, in its various species, and the vine may be everywhere reared with a facility unknown in England. The wild vine, the fruit of which is small, harsh, and unpalatable, abounds throughout the forests.

The various species of plums appear to suffer, to the westward, from too luxuriant a growth. But the peach and the vine there seem to have found their congenial climate, and, whenever cultivated, flourish abundantly with little care. A superior kind of pears needs introduction. Their cherries also, though abundant where cultivated, are not select. Currants thrive admirably.

Wild strawberries and blackberries are common in Clearanus; but the real raspberry is rare. A few other berries are found; some plentifully. But the nuts are the pride of the woods. Where you meet the apple or the plum, in the forests, it is a diminutive, harsh, repulsive fruit. The nuts, on the contrary, seem perfectly at home. They tower, of various kinds, amidst the lofty heads of the trees, and scatter around their treasures, the natural granaries of the squirrel, the hog, and the bear. They are,

The walnut, or black walnut, as it is called, of a peculiar and rather disagreeable flavour.

The white walnut, or butter-nut, and the hickory-nut, which much resemble each other, and both of which are excellent.

The chestnut, equal to that in England.



The filbert, of a good quality. The beech-nut, and some others of an inferior description, a store for quadrupeds.

None of these, I believe, are peculiar to any part of the province; but it is in the western peninsula that they principally abound.—*Stewart*.

#### FLAX.

Flax is raised throughout the country. The crops are generally good; and, indeed, in some instances, excellent. This, however, appears to be a secret which the people do not know, for so little is the management of this article understood, that notwithstanding the good crops which are produced, it seldom turns out to be worth the trouble and expense incurred in working it; and, perhaps, there is hardly any instance of its being found profitable, merely from the circumstance of its being improperly managed after it is pulled; for both flax and seed are completely spoiled in the process of management which succeeds the operation of pulling. Yet such is the favourable state of the climate and superior quality of the seed, that notwithstanding all the bad treatment which it receives, that which remains is generally found to be of a good quality; indeed, if properly managed, it is, in point of quality, equal to Dutch seed, and would answer the soil and climate of Great Britain equally as well as that from Holland.

#### HEMP.

HEMP.—For some years past a considerable quantity of hemp has been produced in Upper Canada, nearly in a sufficient quantity for the supply of that province with cordage. The proper and profitable method of cultivating and managing it, however, in all the stages of the necessary process through which it goes, from the time of its being

sown to the period of its being cleaned, is far from being well understood in that province.

From the bad system of cropping, which is practised, the land, in point of fertility, is rather in a reduced state. This circumstance, therefore, certainly in some degree generally operates against the cultivation of both hemp and flax. There are, nevertheless, to be found, throughout the Canadas, generally, upon every farm, even where the land is most reduced, certain pieces of land fit for producing very fertile crops of either hemp or flax; for instance, land newly taken in, small pieces under pease, meadow, or what may have otherwise been several years under grass, or spots that may from one or other of a variety of causes, be more than ordinarily fertile; amongst these such a choice might be made by any one who possessed a tolerably accurate idea of agriculture, and the cultivation and management of hemp and flax, as would ensure the profitable cultivation of these crops.

Considering that the land is in general well adapted to the cultivation of hemp and flax; that our Government are disposed to give encouragement to the growth of hemp; and that good crops of flax, although spoiled in the watering, are raised throughout the country in general; it is therefore evident, to any at all acquainted with agriculture, and the means which have generally proved successful, in the introduction of improvements in other countries, particularly the rapid success which attended the means used for improving the cultivation of flax in Scotland, that the result of a little well directed attention to the cultivation of hemp in these provinces would, undoubtedly, be the abundant supply of the British market with that important article.—*Anderson.*

---

*Remarks on the Province of Upper Canada. By  
the Founder of the "Talbot Settlement."*

POSITION AND EXTENT OF UPPER CANADA.

THE province of Upper Canada commences at between 73 and 74 degrees of west longitude, its western extremity being at about 84°. Its southern boundary extends from 45° 20' to 41° 40' of north latitude. To the north it may be said to advance as far as the pole. That portion of its territory, which is now in course of settlement, is computed to be not less than seven hundred miles in length from east to west, having a mean breadth of one hundred and fifty miles, or thereabouts.

The whole of this extensive tract of land possesses peculiar advantages in point of situation; the River of St. Lawrence, and Lakes Ontario, Erie, and St. Clair, furnishing a continued and easy water communication along its entire southern line. There are several other navigable lakes and rivers which intersect it in a northern direction, all of which are connected with the St. Lawrence.

CLIMATE, SOIL, AND PRODUCTIONS.

*Climate.*—The climate of Upper Canada is considerably milder than that of the lower province, and the winter shorter in the same proportion. In both these respects it improves as you proceed to the westward; so much so, that although the frost generally sets in in November at the Point au Bodet, on Lake St. Francis, its eastern extremity, and continues in that neighbourhood till the middle of April, it rarely commences on the shores of Lake Erie before Christmas, and it usually disappears between the 25th of March and the 1st of April. The greatest depth of snow around Lake St. Francis is about three feet, which gradually

diminishes to eighteen inches on the borders of Lake Erie. From York, on Lake Ontario, upwards, neither black cattle nor sheep require housing during the winter; and the new settler, with the addition of a small quantity of straw, can keep his stock on the tender branches of the trees felled by him in clearing his land, until the return of spring. On a comparison with the climate of Great Britain, the heat in the summer months is somewhat greater, but never oppressive, as it is always accompanied with light breezes. There is less rain than in England, but it falls at more regular periods, generally in the spring and autumn. The winter cold, though it exceeds that of the British Isles, is the less sensibly felt, in consequence of its dryness, and seldom continues intense for more than three days together, owing to the regular fluctuation of the wind between the north-west and south-west points. It may be observed that the winter season is the most favourable to land-carriage, as the roads then admit of sledging in all directions, which is a very expeditious mode of conveyance, and attended with but little draft; so that one horse or ox can in this manner easily draw double what he can upon wheels. It is hardly necessary to state that in a country so overspread with timber there can never be a deficiency of fuel. As the forests disappear the climate improves.

*Soil.*—Upper Canada is blessed with as productive a soil as any in the world, and it is easily brought into cultivation, as will appear when the agricultural system there pursued is noticed. The nature of the soil may be invariably discovered by the description of timber it bears. Thus, on what is called hard timbered land, where the maple, beech, black birch, ash, cherry, lime, elm, oak, black walnut, butternut, hickory, plane, and tulip tree, &c. are found, the soil consists of a deep black loam. Where the fir and hemlock pine are intermixed in any considerable proportion with other

trees, clay predominates; but where they grow alone, which is generally on elevated situations, sand prevails. This also happens where the oak and chestnut are the only trees. These sandy soils, though naturally unfavourable to meadow and pasture, are found to produce the brightest and heaviest wheats, and can, with the assistance of gypsum, which abounds in many parts of the province, be made to bear the finest possible crops of clover and Indian corn. In moist seasons the clays furnish the greatest burthen of grass. Perhaps there does not exist in any quarter of the globe, a country of the extent of Upper Canada, containing so small a quantity of waste land, either of marsh or mountain, yet there is not any deficiency of water; for independently of the numerous rivers and streams which flow through the country on every side, good springs are universally found either on the surface or by digging for them.

*Natural Productions.*—The forests abound in excellent timber, adapted to all uses, and furnish a considerable supply both to the West Indian and British markets. That which is chiefly exported consists of the oak and fir. The timber most esteemed in Upper Canada for building and farming purposes, is the white oak (very similar to the English); the yellow pine, a sort of deal which cuts up into excellent boards, as does also the tulip-tree, which there grows to an immense size. This latter timber is by many considered the best for weather boarding, from its superior facility in taking paint, and being of the poplar tribe, it is less liable than most other woods to accidents from fire, as it never blazes; the oak and hickory are principally used for ploughs, cart-wheels, &c.

The black-walnut, cherry, and curled maple, work up into durable and beautiful furniture of all sorts. From the maple, the settlers, by a very simple and easy process of tapping, obtain in a few days a sufficient quantity of sugar

to supply their families for a year; many, indeed, manufacture a considerable surplus for sale. The bark of the oak, hemlock, and black-birch, is employed in tanning; but that of the first is preferred for this purpose. Butternut bark affords a durable brown dye for woollen, cotton, and linen-yarn. Soap may be made in any quantities from the wood-ashes, with the addition of a certain proportion of tallow or grease of any kind. Plums, cherries, crab-apples (which latter yield an excellent preserve), gooseberries, currants, strawberries, raspberries, grapes, cranberries, walnuts, chestnuts, and filberts, grow wild in the woods, where game is sufficiently abundant; consisting of red-deer, hares, pheasants, woodcocks, snipes, and quails, with many other birds, good for the table; in which enumeration should not be omitted the wild pigeon, which, at certain periods of the year, migrate from the westward in flocks of such magnitude as surpasses all description, and are excellent eating.

In the Talbot Settlement, wild turkeys are met with in great numbers, often from fifty to one hundred in a troop. The borders of the lakes and rivers also contribute their quota of the feathered race, such as swans, geese of different kinds, together with the many varieties of duck, teal, and widgeon, most which have a delicious flavour; the waters themselves swarm with excellent fish, of various sorts, many of which are unknown in Europe. In proportion as the country is explored, salt-springs are discovered, which, when properly worked, it is expected will yield an adequate supply of salt to the province; there are also mineral springs, some of which have great efficacy in removing rheumatic and scorbutic disorders. Of limestone, and clay for making bricks, there is no want. Iron-works are likewise established in several situations; and from the quantity of ore found, they promise to be exceedingly productive.

*Grain, &c.*—The grain grown in Upper Canada consists

of spring and winter wheat, oats, barley, rye, buck-wheat, and Indian corn, the last of which is a most important article of consumption. Peas are the only field pulse cultivated there; the summer heats being considerably too great for beans for green crops. There are potatoes, turnips, pumpkins, clover (red and white), and timothy grass. Both flax and hemp succeed remarkably well, and the latter will probably, at no very distant day, become an object of the greatest importance both to the colony and the mother-country. Even, at present, a very considerable saving to Government might be obtained in encouraging the growth of this article in Upper Canada, where it would be manufactured into cables and cordage for the naval establishments on the lakes, at half the expense it now costs, owing to the distance of transport.

*Fruit and vegetables.*—All the fruits and herbs, common to the English kitchen garden, thrive well in this province; and several of the former, which cannot in all seasons be had in perfection, without forcing, in England, succeed there in the open air; such as peaches, nectarines, apricots, grapes, and melons, all of which are excellent in their kinds. There is also a great variety of apples, pears, plums, and cherries of the finest quality which are known to European orchards. The stone-fruit is also raised on standards.

*Agriculture.*—Course of crops: the soil being of such a nature as not to need manure, the same attention is not there paid to the regular succession of crops as in Great Britain. After wheat, which is generally harvested in the month of July and beginning of August, rye can be sown on the same ground in the autumn to advantage; the rye crop is frequently laid down with clover or grass seed, which, unless the farmer is pressed for ground, will continue to furnish good meadow and pasture for four or five years, otherwise it is ploughed up before winter, and in the spring put into



buck-wheat,  
important arti-  
cise cultivated  
too great for  
turnips, pump-  
s. Both flax  
tatter will pro-  
subject of the  
the mother-  
le saving to  
the growth of  
be manufac-  
establishments  
owing to the

, common to  
province; and  
sons be had  
eed there in  
ots, grapes,  
ds. There  
, and cher-  
European or-  
ds.

g of such a  
tion is not  
s in Great  
sted in the  
n be sown  
e; the rye  
ed, which,  
to furnish  
otherwise  
put into

pease, spring wheat, Indian corn, barley, oats, or buck-wheat, all of which answer very well; the two first rather benefiting than impoverishing the land. The leaves and tops of the Indian corn are likewise excellent winter food for cattle, particularly milch-cows. After any of these latter crops, wheat may be sown again; potatoes and turnips succeed well upon newly cleared land, as a first crop; potatoes being put into the ground with a hand-hoe, from the beginning of May till the middle of June; turnips are sown about the first week in August, after the greatest heat has subsided, and, at which time, the fly has disappeared, simply requiring the harrow. It is to be understood that the new land is never ploughed for the first and second crops. Timothy is the grass most cultivated, as it affords a large burthen of the best hay, besides good after-grass; however, it is best mixed with clover, to which it serves as a support, and prevents matting.

To afford some idea of the rapidity with which a new settlement will advance under proper management, it is only necessary to state, that the writer of this tract having been entrusted by his Majesty's Government with the location and general superintendence of those extensive districts on the shores of Lake Erie, which, at present, bear the name of the Talbot Settlement, has, by his exertions in opening roads at convenient distances, aided by the peculiar advantages of the soil and climate, collected around him a population of twelve thousands souls, at the least, in the short space of ten years. The generality of these settlers, on their arrival in the province, were persons of the very poorest description; whereas, they may be now said to form, as independent, as contented, and as happy a body of yeomanry as any in the world.

This, too, has been accomplished in a situation which, little more than ten years ago, appeared an impenetrable

wilderness, and was above one hundred miles removed from all human intercourse.

---

*Extracts from Statistical Reports made by the principal Settlers in each Township, in reply to the following query sent them, with a number of others.*

31st. *What in your opinion retards the improvement of your Township in particular, or the province in general: and what would most contribute to the same?*

ANCASTER,—GORE DISTRICT.

A reply to the latter part of the 31st query, as to what, in our opinion, retards the improvement of the province in general, would be more lengthy than the nature of this meeting admits of, were the subject done justice to; briefly, however, want of capital and enterprise may be considered as having a large share in it; for what besides, you would say, with a climate and soil so fine, and laws so excellent, could intervene to check its progress? There are, however, other causes, and those causes out of our power to control, even with the aid of legislative interference. It is our Gracious Sovereign and the Parliament of the United Kingdom that can alone lay the axe to the root of these observations; but without the slightest feeling of murmur, or idea of right to dictate, we think it our duty to point out the road to their removal.

A large portion of the province, equal in every respect, in point of quality, to the granted lands, still lays locked up in the shape of Crown and Clergy reserves, in almost every

township, commonly two-sevenths of the township; and these, interspersed as a *caput mortuum* amidst the settlements, tend largely to check the improvement of roads, added to the extensive tracts of land formerly granted to individuals, many of whom reside across the Atlantic, and contribute nothing to the means of the province. Besides these, there are whole townships shut up as reserves for schools, and beautiful tracts of first-rate lands, of almost immeasurable extent, immediately in rear of all the settlements, remain in a desert state.

Occasionally a township is surveyed off and given out. This important gift and patronage is vested in the hands of the Administrator for the time being; and the Executive Council is acted upon with a slow motion, producing little manifest improvement to the province; no visible invitation to men of capital,—yielding no benefit to the mother-country, or restitution of her great expenses here; whereas, the reverse would be the undoubted result were these tracts settled; whilst, at present, they operate as a dark and shady cloud, keeping off the genial rays of the sun, and now and then affording only a trifling emolument, as fees to a few individuals, instead of the abundant harvests of the necessities of life.

To remedy these obstructions (or, shall we call them evils?) to the improvement of the province, all that is wanting is for the Crown to dispose of those lands, impartially, to the highest bidders, that they may be immediately settled, without waiting the tardy movement of a land-granting department; then, indeed, there would be room for the redundant population of Great Britain—an ample field for capitalists—and the exercise of enterprising spirit—and an opening to cement upon a large scale that connexion with the mother-country, which “would cause the idea of invasion to wither before its strength.” The munificent bounty of the Crown might still be employed, in Canada, in making

roads; improving the navigation, and other projects, to which the geographical figure of Canada offers every invitation.

#### BARTON,—GORE DISTRICT.

The wild lands of the Crown intermixed with the settlements throughout the province, commonly called Crown reserves, lying in the unimproved state, they would, were they sold at auction by the Government, not only produce large sums of money, which could be applied to useful purposes, but tend essentially to improve every part of the province.

#### NICHOL,—GORE DISTRICT.

We have further to remark, that we think it would be of much benefit to the province, as also a relief to the mother-country, were all the ungranted lands, in the already surveyed townships, sold at a moderate price per acre; when emigrants and others could select soil, situation, and neighbours to their mind, for which they would far rather pay than go to the wilderness by lottery; the fund thereby raised could be well applied to the improvement of the internal navigation of the province and other public purposes; as also help to relieve many of the claimants who suffered losses during the late war.

#### WEST FLAMBOROUGH AND BEVERLY,—GORE DISTRICT.

The remainder of these townships, that is, the uncultivated lots, are in the hands of persons not resident in the province, or in the hands of such residents, in Canada, who keep them, asking high prices; depending on the industry of the inhabitant settlers for making roads, and improving their own land; by which means the unsettled lots become valuable enough, in time, to bring the high prices

demanded for them. With respect to the province in general, could some other mode be devised to dispose of the vacant lands of the Crown, or part of them, rather by selling them, than granting them in the present mode, it would, no doubt, not only bring capital into Canada to make purchases, but it would also beget a further interest in the purchasers to bring in useful settlers—as well those with property, as those wanted for clearing the lands and handicraft tradesmen. It would settle the country with a yeomanry, who, in times, requiring soldiers, would, no doubt, be found such as were wanted; besides procuring a fund to the Crown for its lands, which, at present, appear to produce little or nothing. Under such policy, we think Canada would immediately show another face; and would, we presume, improve full as fast as we have seen the country opposite to us in the United States; our natural advantages being infinitely superior to those enjoyed by the citizens of that country.

#### KINGSTON,—MIDLAND DISTRICT.

The second cause which, in our opinion, retards the agricultural improvement of this township, is the Crown and Clergy reserves. If they could be disposed of, so as to allow good roads, and a free communication from one concession to another, it would tend, in our opinion, much to the improvement of the township.

#### YARMOUTH TOWNSHIP.—LONDON DISTRICT.

The lands granted to persons not resident at present in the province, or living at the seat of government, or in other towns of the province, and the Crown and Clergy reserves intervening so often amongst our farms, have a tendency to retard the improvement of our settlement very materially. What, in our opinion, also, further retards the growth of our settlement, is an improper system

of emigration; and we are confident that the introduction of men of capital would much tend to the improvement of the same.

#### SOUTHWOLD.—LONDON DISTRICT.

Nothing retards our settlement more than the lands of absentees, and the Crown and Clergy reserves being interspersed amongst our farms; and nothing would contribute more to the improvement of our settlement than their being sold to active and industrious persons. We are confident that the province in general would be much benefited by the sales of the lands of absentees, and the Crown and Clergy reserves to actual settlers.

#### DUNWICH.—LONDON DISTRICT.

The Crown and Clergy reserves intervening so frequently amongst our farms, impedes the improvement of our township; and we are of opinion that the growth and prosperity of the province in general is impeded by them. These being removed, or disposed of to active and industrious settlers, would, in our opinion, be a blessing to the province.

#### WESTERN DISTRICT.

The want of some incentive to emulation, the reserve of two-sevenths of the land for the Crown and Clergy, must for a long time keep the country a wilderness, a harbour for wolves, a hindrance to a compact and good neighbourhood; and as these reserves grow in value, they increase as a political inducement to an enemy. Other reasons may be added; a defect in the system of colonization, and too great a quantity of the lands in the hands of individuals who do not reside in the province, and who are not assessed for those lands. All these circumstances considered, it must be evident that the present system is very prejudicial to the internal welfare of the township.

# DELAWARE, WESTMINSTER, AND DORCHES- TER,—NIAGARA DISTRICT.

The greater part of the lands which constitute the township of Delaware were granted, many years ago, to persons not resident in this part of the province; or are Crown and Clergy reserves, which has been, and still continues to be, an unsurmountable obstacle to the formation of a compact settlement in it.

In the township of Westminster, no lands have, as yet, been granted but to actual settlers. And if that system is pursued by the government, it will, no doubt, soon form a most delightful, populous, and wealthy settlement.

## LONDON DISTRICT.

In our most candid opinion, there is nothing wanting but the filling up with industrious men, men of property, married men, men of enterprise, speculative men with capital, to make our township, our country, our district, one of the best countries for farming in all British America; and, lastly, could a liberal system of emigration be set on foot, and men of enterprise, skill, and capital be induced to come among us, they would find a high rate of interest, and substantial security.

---

*Queries answered by the Honourable and Reverend Dr. STRACHAN, and by P. ROBINSON, Esq. Members of the Council of the Province of Upper Canada.*

### QUERIES.

HAS the improvement of Canada, particularly of the Upper Province, with respect

### ANSWERS.

THE population has increased prodigiously during the last seven years, but the emigrants have been chiefly persons of little or



to the value of property and the increase of population, been in any degree considerable within the last seven years?

To what extent may emigration have been carried during the last seven years?

Suppose a Company were formed in England to promote the agricultural improvement and population of Canada, from what sources would they de-

no property, with the exception of half-pay officers, who are entitled to gratuitous grants.

Lands in Canada, being in some degree a circulating medium, are estimated in the market high or low, in proportion to the value of their produce, the lowness of which, for several years back, has caused much distress to many who were not provident when it was high; consequently, persons forced to sell have seldom got the value of their property, sometimes not half the value, but those who are not in distress will not dispose of their property at an under price.

The average number of emigrants who have landed at Quebec during this period, may be taken at upwards of 10,000 annually.

In one year more than three thousand orders for land were granted by the present excellent Lieutenant-Governor.

Were such a company in possession of the whole of the Crown reserves in any district, a new impetus would be given to the province. By good roads and building mills on the blocks or tracts, the lands would immedi-

give any return for ately become valuable. Offices  
their capital? for the sale of the lands might

be opened in London, Edinburgh,  
and Dublin, furnished with cor-  
rect maps and description.

The character of the Company  
would guarantee the safety of the  
purchaser in respect to his title—  
and to show fairness, the Com-  
pany might direct their lands to  
be shown, free of all expense,  
to the agents of any private asso-  
ciations or small capitalists who  
who might be disposed to purchase.

In many of the populous town-  
ships, the reserves would be pur-  
chased by the native inhabitants,  
in order to settle their children  
near themselves; for example, in  
many of the townships, there are  
already 200 families, most of  
which possess one lot of 200  
acres; but we shall suppose that  
the 200 families possess, among  
them, only 150 such lots. Now  
the grantable lots in a township  
are about 240, and 90 reserved  
lots, that is, 45 for the crown,  
and 45 for the clergy. The popu-  
lation from emigration and natural  
increase doubles in about 12 years,  
so that in that time the 200 fami-  
lies would be 400 families, and re-  
quire at least 150 more lots of land.

This supposition is placing the matter in the most disadvantageous point of view, because many of the unoccupied lots belong either to the inhabitants of the same township or other individuals, who, knowing the value of lands in the midst of a populous settlement, hold them high, so that the Company would, in all probability sell the reserves much sooner than is here anticipated, being satisfied with a moderate profit. In fine, were a little capital thrown into the province, and the public attention drawn towards it, lands would rise four-fold, and yet be cheap to the actual settler, as the produce would rise in proportion, from the rapid advancement of commerce, of enterprize, and increase of a circulating medium.

This question admits of a most satisfactory answer.

What is the cause of that difference which all travellers have remarked between the United States and Canada, where the soil and climate are so similar: in the former every thing is represented as alive, active, and prosperous; in the latter, all dull and languid?

Upper Canada was settled first by refugees from the United States after the peace of 1783, all of whom were destitute and wholly without capital; every accession of inhabitants has been nearly of the same description. Whatever wealth is to be found in the province has been made entirely from the soil; never yet has one single capitalist come into

Que

Wh  
ceive  
most e  
encour

placing the  
 advantageous  
 many of  
 along either  
 the same  
 individuals,  
 of lands  
 poulous set-  
 gh, so that  
 all proba-  
 much soon-  
 ted, being  
 ate profit.  
 tal thrown  
 the public  
 s it, lands  
 nd yet be  
 ettler, as  
 in propor-  
 vancement  
 rize, and  
 medium.  
 of a most

ttled first  
 United  
 of 1783,  
 itute and  
 every ac-  
 has been  
 scription.  
 be found  
 en made  
 never yet  
 come into

the country, purchased a large tract of land, built mills, made roads, and, as the Americans say, prepared it for settlement. The consequence has been apparent languor, compared with the neighbouring States, many persons becoming comfortable, but never acquiring great capitals. But in the American States, many purchased large tracts, spent many hundred thousand dollars in their preparation for location, sold at high prices, and after a few years, recovered the capital laid out seven-fold. The same may be done in Canada at this moment, and with the certainty of speedier returns than the speculators on the other side, as the population of Canada is much greater than the parts of the country were, where they commenced their operations.

---

*Queries answered by the Right Reverend Father  
 MACDONELL, Bishop of Rhoesina.*

QUERIES.

What do you conceive would be the most effectual mode of encouraging emigrants

ANSWERS.

Were twenty or thirty acres cleared in lots of 200 acres, it would be a great inducement to that class of emigrants to sit down

possessed of a little capital to settle in Canada, independent of the cheapness of the land?

Suppose a Company were formed in England for this purpose, what would be the sources of income, or the return for the capital so invested?

What is the cause of that difference which all travellers have remarked between the United States and Canada, where the soil and climate are so similar; in the former every thing is represented as alive, active, and prosperous; in the latter,

at once in Canada; but certainly the most efficacious way of inducing emigrants to go to Canada and remain in the country, would be to help them with the means of clearing the lands and settling themselves.

The Company should have lands on easy terms from Government; it should agree with settlers to take those lands at a certain regulated price, and assist the settlers to clear them in the American way; taking an obligation from the settler to repay the money advanced, and the price of the land, within a certain period of years. Thus the difference between the price paid by the Company to Government, and the price which the Company would receive from the settlers, would in my opinion constitute a certain source of return to the Company.

In the United States the lands are bought in large tracts by speculators, men of capital. The first thing those gentlemen do, is to open roads in different directions, through the tracts which they purchase, and to build mills in favourable situations, thus attracting settlers to their lands; and by disposing of lots along the roads and in advantageous

all dull and languid in comparison ?

situations, giving encouragement to build villages. These speculators help the new settlers with loans, &c. and do not give them titles to the land till such time as they have fulfilled the conditions, and have repaid the capital with interest of the money advanced to them. When it happens, as it sometimes does, that the settlers fail in their engagements, the lands revert to the speculators with all the improvements made on them, and then are in a condition to bring a much better price from the next that desire to purchase them.

As the tracts are thus improved, the lots which were at first considered of little value by settlers, are gradually made more valuable, insomuch that those which remain longest in the hands of the speculators, generally bring the greatest prices. Now, on the other hand, with regard to Canada, the Crown and Clergy reserves, and the concessions granted to military claimants, keep more than three-fourths of the whole province in a state of nature, and deprive the settler of the assistance of his neighbours in making bridges and roads, to bring his produce to market, and from the towns such things as his family requires ;

But you have said that there are no speculators with capital in Canada, similar to the Americans; of what avail then will it be, that these waste lands are brought to sale, when the energy is wanting that is required to animate the country?

Do you know any thing of the Pulteney Lands on the American side of the St. Lawrence?

prevent mills and other accommodations from being erected; thus cramping the exertions of the settlers.

If those obstructions, of which I have spoken, were removed, and the lands free to be sold, capitalists would soon rise to render them profitable subjects of speculation. I do even conceive that men of capital would come from England and Europe, and deal in the American manner with those lands: besides, the natural progress of the agricultural population of the province would create a market; for it may be justly said, that the youth of Canada all aspire to become possessors of land, and there are no spots so desirable as those very reserves which are a dead weight on the prosperity of the province.

Yes; I had an opportunity many years ago of reading the correspondence of the agent of Sir W. Pulteney, respecting those settlements. From that correspondence it appeared that the progress of their operations were, as I have described the process of the American speculators. It also appeared that Sir W. Pulteney and his associates had laid out large sums of money, perhaps



her accommo-  
erected; thus  
rtions of the

ions, of which  
removed, and  
sold, capita-  
ise to render  
ects of specu-  
conceive that  
ld come from  
e, and deal in  
er with those  
natural pro-  
tural popula-  
would create  
ay be justly  
of Canada all  
possessors of  
no spots so  
very reserves  
eight on the  
vince.

opportunity  
ading the cor-  
agent of Sir  
ecting those  
that corre-  
that the pro-  
ons were, as  
e process of  
ulators. It  
ir W. Pulte-  
es had laid  
ney, perhaps

How long had these operations been going on before the lands came to make so great a return?

Do you conceive, if similar undertakings were instituted in Canada, that similar results would follow from them?

What are those superior natural facilities?

as much as sixty or eighty thousand pounds in building inns and mills, and making roads and bridges, before they got much return. But now the lands, which were not worth half a dollar an acre when they began their operations, are worth, on an average, from thirty to forty dollars an acre.

There was very little return made for the first eight or ten years. The return for the succeeding five was considerable, and the profit has since continued to increase in a prodigious ratio, quite incalculable.

I think that the results would be quite equal; for the natural facilities in Canada are more favourable than those on the American side.

The great channel of internal navigation, the St. Lawrence, from Montreal to Amherstburg, a distance of nearly 800 miles, might be rendered navigable for vessels coming across the Atlantic, and steam boats, by cutting a canal, first, from the Cascades to Cotua du Lac, a distance of thirteen miles, and from Cornwall to the head of the rapid Plat, a distance of forty miles, and from Burling-

ton Bay, at the head of Lake Ontario, to the mouth of the grand river that flows into Lake Erie, a distance of about thirty miles. Government is excavating a canal to avoid the great rapids of the Ottawa; and besides these, the whole country is intersected by streams and lakes in a manner quite peculiar to itself, affording the means of inland navigation in every direction.

*Queries answered by WILLIAM GILKISON, Esq.  
long resident in Upper Canada.*

QUERIES.

WHAT is the average cost per acre of clearing land in Upper Canada in favourable situations, and in what may be called unfavourable situations?

What is the average value of land, general-

ANSWERS.

LANDS are cleared of their standing timber and brushwood, (not of roots,) including fencing, for the average price of about seventy-five shillings per acre.

It is immaterial to the labourer where the land may be situated, but the quality of its timber fixes the rate. Lands covered with oak, ash, elm, hickory, or maple, and the like, are the most easily cleared, and may be called favourable: those with white pine, cedar, &c. unfavourable.

There are but few lots (lots consist of 200 acres) cleared of

ly, per acre, after it has been cleared?

What would be the difference in comparative value of a lot of 200 acres in a state of nature, and the same lot where fifty acres shall have been cleared?

What would be the value of a lot of 200 cleared, with a house, &c. thereon?

In what districts do you consider the most desirable reserved lands to be situated, bearing in mind that the inquiry is made

more than half its timber; and when sales or valuations are made, this is done by average of the whole quantity in the lot: their price varies according to situation and state of buildings. Average may be £350.

I have about 2000 acres in a state of nature, some of them exceedingly well situated, which I would not sell under fifteen shillings an acre; but tracts of land have been sold for three shillings an acre. Last winter I sold 200 acres in the township of Cornwall, with a house and barn on it, for £420. This farm had been several years in the market; it had sixty acres of cleared land, but no fence.

A 200 acres lot is in no case ever cleared of more than half of its timber. The value, taking it with the first houses, barns, &c. may be estimated at from £250 to £300. The answer to this query applies to land settled within eight years, during which the first buildings are seldom changed.

It is impossible to give a satisfactory answer to this query. A reference to the Surveyor-General's maps, &c., and to the field notes of his deputies, can alone be relied on. I have always heard the

with reference to operations on a large scale? districts of Niagara, Gore, and Midland District, named as containing the most valuable of the crown and clergy reserves.

---

### CANALS.

"The inhabitants of Lower Canada propose to render the navigation of St. Lawrence uninterrupted, by cutting canals at those places where the rapids impede it. This is quite practicable; but I fear there are not wealth and public spirit enough in the two provinces for such an arduous undertaking. I say the two provinces, because the inhabitants of both would, in an equal degree be benefitted by any improvement in the navigation of that river, which ministers in so great a degree to their mutual convenience and prosperity. However, an incorporated company have lately undertaken to cut a canal between Montreal and La Chine, the expense of which is estimated at £80,000 sterling. It will be about eleven miles in length, and will receive a supply of water from the St. Lawrence. The trade between Upper and Lower Canada is at present so great, that the stockholders in the concern confidently believe, that a large dividend will become due to them in the course of three or four years after the canal has been completed."—*Howison's Sketches of Upper Canada*, page 3.

"The canal between La Chine and Montreal is advancing towards its completion. But the most important measure is that projected in Upper Canada, for uniting the lakes Ontario and Erie by means of a navigable canal. A meeting of the merchants of Upper Canada took place at York on the 4th of March (1824.) The design and general utility of the proposed measure were explained.

Gore, and  
ned as con-  
able of the  
ves.

to render  
by cutting  
e it. This  
wealth and  
r such an  
s, because  
degree be  
on of that  
to their  
an incor-  
at a canal  
of which  
out eleven  
water from  
nd Lower  
holders in  
idend will  
our years  
s *Sketches*

deal is ad-  
important  
or uniting  
ble canal.  
ook place  
esign and  
explained.

All the persons present subscribed liberally for the stock,\* and we hope the projected communication will be carried into effect on a scale proportionate to its importance, and that it will be made sufficiently large and commodious to admit vessels capable of navigating the lakes. The falls of Niagara form the only obstruction to navigation from the St. Lawrence to the head of the lake Superior, a distance not very far short of fifteen hundred miles.

" But in order to give full effect to these measures of improvement the great object yet remains. This is to remove the obstructions which at present interrupt the course of the St. Lawrence between Montreal and lake Ontario. The whole distance is about one hundred and eighty miles: but vessels of some burthen already descend to Prescott, about sixty miles below the lake, thus reducing the distance to be improved to about one hundred and twenty miles. There is not sufficient capital in the Provinces to enable them, of themselves, to engage in an undertaking of such magnitude. But at a time when Great Britain is overflowing with unemployed capital, it is not surely too much to hope that a part may be devoted to this useful purpose; more especially since there never was a project so capable of realizing views of profit, or so far removed from the chances of failure.

\* By the last accounts it appears that their example had been generally followed throughout both provinces.

THE END.

MARCHANT, PRINTER, INGRAM-COURT, LONDON.